



Skyview South General Improvement District No. 15 Meeting Agenda

November 3, 2025 at 6:00 PM

Jeni Arndt, President
Emily Francis, District 6, Vice-President
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

City Council Chambers 300 Laporte Avenue, Fort Collins

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Comcast

Carrie Daggett
City Attorney

Kelly DiMartino
Executive Director

Delynn Coldiron
Secretary

SKYVIEW SOUTH GENERAL IMPROVEMENT DISTRICT NO. 15

This meeting will be held at the conclusion of the GID No. 1 Board meeting.

A) CALL MEETING TO ORDER

B) ROLL CALL

C) ITEMS FOR DISCUSSION

1. **First Reading of Ordinance No. 019, Acting Ex-Officio as the Board of Directors of Skyview South General Improvement District No. 15, Approving Fiscal Year 2026 Budget, Determining and Fixing the Mill Levy for Fiscal Year 2026, Directing the Secretary of the District to Certify Such Levy to the Board of Commissioners of Larimer County, and Making the Fiscal Year 2026 Annual Appropriation for Skyview South General Improvement District No. 15.**

The purpose of this item is to approve the 2026 budget and includes the annual appropriation for 2026 of \$1,000 for the expenses of the Skyview South General Improvement District No. 15 (GID No. 15). The sum of \$40,661 is anticipated to be collected from the mill levy of 10.0 mills for fiscal year 2026. Additional miscellaneous revenue for GID No. 15 of \$8,552 is anticipated from interest income. The total 2026 revenue for GID No. 15 is expected to be \$49,213. The total amount will be used in the future to maintain and repair roads in the Skyview subdivision.

D) OTHER BUSINESS

E) ADJOURNMENT

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide advance notice. Requests for interpretation at a meeting should be made by noon the day before.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione aviso previo cuando sea posible. Las solicitudes de interpretación en una reunión deben realizarse antes del mediodía del día anterior.

November 3, 2025



AGENDA ITEM SUMMARY

General Improvement District

STAFF

Darren Moritz, Civil Engineering Sr. Manager

SUBJECT

First Reading of Ordinance No. 019, Acting Ex-Officio as the Board of Directors of Skyview South General Improvement District No. 15, Approving Fiscal Year 2026 Budget, Determining and Fixing the Mill Levy for Fiscal Year 2026, Directing the Secretary of the District to Certify Such Levy to the Board of Commissioners of Larimer County, and Making the Fiscal Year 2026 Annual Appropriation for Skyview South General Improvement District No. 15.

EXECUTIVE SUMMARY

The purpose of this item is to approve the 2026 budget and includes the annual appropriation for 2026 of \$1,000 for the expenses of the Skyview South General Improvement District No. 15 (GID No. 15). The sum of \$40,661 is anticipated to be collected from the mill levy of 10.0 mills for fiscal year 2026. Additional miscellaneous revenue for GID No. 15 of \$8,552 is anticipated from interest income. The total 2026 revenue for GID No. 15 is expected to be \$49,213. The total amount will be used in the future to maintain and repair roads in the Skyview subdivision.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

In 2009, the City annexed Phase 3 of the Southwest Enclave Annexation. The area annexed included the entire GID No. 15. A boundary map of GID No. 15 is attached. Larimer County organized GID No. 15 in 1997. Pursuant to C.R.S. Section 31-25-603, since the annexation area included the entire area within the improvement district boundaries, upon annexation, GID No.15 became a City-operated district and Council has thereafter acted as the ex officio Board of Directors of the District. Under State law, the City is required to set the annual mill levy for the GID No. 15 and to certify the amount of the levy to the Board of County Commissioners for Larimer County. This Ordinance continues the establishment, as in years past, of a mill levy of 10.0.

Currently, the GID streets are in a well-maintained condition requiring no immediate work besides what the City provides. Staff is in the process of developing a long-term plan for the GID area to determine future street maintenance needs. This will help estimate what costs the GID and the City will be responsible for moving forward.

GID No. 15's proposed fiscal year 2026 budget is attached as Exhibit A to the Ordinance.

CITY FINANCIAL IMPACTS

This Ordinance sets the GID No. 15 mill levy at 10.0 mills, which will generate approximately \$40,661 for fiscal year 2026. Additional 2026 revenue for GID No. 15 is projected to be \$8,552 in fiscal year 2025.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

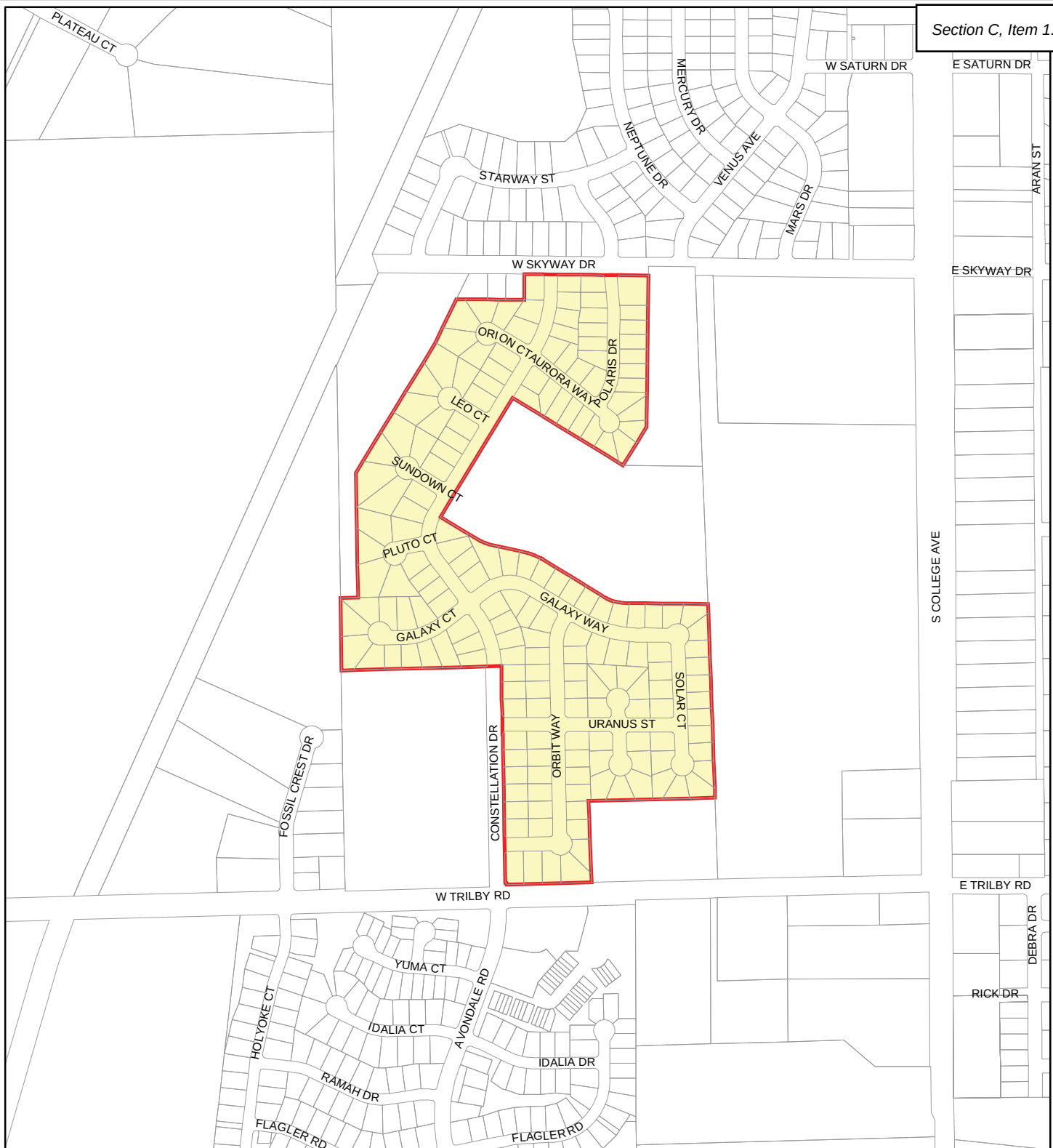
None.

PUBLIC OUTREACH

None.

ATTACHMENTS

1. Boundary Map
2. Ordinance No. 019



Skyview South General Improvement District No. 15

Legend

- General Improvement District #15
- Parcels



1 inch = 600 feet

ORDINANCE NO. 019
OF THE COUNCIL OF THE CITY OF FORT COLLINS, COLORADO,
ACTING EX-OFFICIO AS THE BOARD OF DIRECTORS OF SKYVIEW
SOUTH GENERAL IMPROVEMENT DISTRICT NO. 15, APPROVING FISCAL YEAR
2026 BUDGET, DETERMINING AND FIXING THE MILL LEVY FOR FISCAL YEAR
2026, DIRECTING THE SECRETARY OF THE DISTRICT TO CERTIFY SUCH LEVY
TO THE BOARD OF COMMISSIONERS OF LARIMER COUNTY, AND MAKING THE
FISCAL YEAR 2026 ANNUAL APPROPRIATION FOR SKYVIEW SOUTH GENERAL
IMPROVEMENT DISTRICT NO. 15

A. The Skyview South General Improvement District No. 15 (the “GID”) was created by Larimer County in 1997 and annexed into the City by Phase Three of the Southwest Enclave Annexation in 2009.

B. Pursuant to Colorado Revised Statutes (“C.R.S.”) §§ 31-25-603 and 31-25-609, as a result of the annexation of the entire GID into the City, the GID is now a district of the City and the City Council is to act as the ex-officio board of directors of the GID.

C. Attached as Exhibit A and incorporated herein by reference is the GID’s proposed fiscal year 2026 budget (the “Budget”).

D. GID staff has considered the amount of revenue to be raised by a levy on the taxable real property within the GID boundaries and recommends imposing a levy of 10.0 mills upon each dollar of the assessed valuation of all such taxable real property for 2026.

E. GID staff estimates a levy of 10.0 mills will result in \$40,661 of revenue.

F. The amount of this proposed mill levy is not an increase over prior years and, therefore, prior voter approval of the proposed levy is not required under Article X, Section 20 of the Colorado Constitution.

G. C.R.S. § 39-5-128(1) requires certification of any tax levy to the Board of Commissioners of Larimer County no later than December 15 of each year.

H. Additional revenue totaling \$8,552 for 2026 is expected to be collected by the GID from interest earnings.

I. An appropriation of \$1,000 is needed from the GID’s revenue to pay the \$1,000 fee owed to Larimer County for the 2026 collection of the GID’s taxes.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS, acting ex-officio as the Board of Directors of the City of Fort Collins Skyview South General Improvement District No. 15, as follows:

Section 1. The Budget is hereby approved.

Section 2. The mill levy rate for taxation upon each dollar of the assessed valuation of taxable real property within the GID boundaries shall be 10.0 mills imposed on the assessed value of taxable property as set by state law for the GID's property taxes payable in 2026.

Section 3. The City Clerk acting ex-officio as the Secretary for the GID shall certify this levy of 10.0 mills to the County Assessor and the Board of Larimer County Commissioners as provided by law and no later than December 15, 2025.

Section 4. The City Council, acting ex-officio as the Board of Directors of the City of Fort Collins General Improvement District No. 15, hereby appropriates out of the revenues of the GID for the fiscal year beginning January 1, 2026, and ending December 31, 2026, the sum of ONE THOUSAND DOLLARS (\$1,000) for payment to Larimer County for its collection of GID property taxes in 2026.

Section 5. The remainder of the GID revenue to be received in 2026 from taxation and other sources, shall be reserved in fund balance until such future time as the Board of Directors authorizes, by appropriation, such revenue to be used for the purposes of the GID.

Introduced, considered favorably on first reading on November 3, 2025, and approved on second reading for final passage on November 18, 2025.

Mayor, Ex Officio President

ATTEST:

City Clerk, Ex Officio Secretary

Effective Date: November 28, 2025
Approving Attorney: Dianne Criswell

Exhibit: Exhibit A: Proposed Fiscal Year 2026 Budget

2026 Budget for Skyview South General Improvement District No. #15

2026 Budgeted Revenue

Property Tax	\$40,661
Interest on Balances	\$8,552
Total Revenue	\$49,213

2026 Budgeted Expense	
Larimer County Treasurer fee for collecting the property tax	\$1,000
Total Expense	\$1,000

2026 Net Impact to Fund Balance **\$48,213**